060.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,049,700 / 1,049,700
					USE VALUE:	1,049,700 / 1,049,700
					ASSESSED:	1,049,700 / 1,049,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RESERVOIR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT BRUCE & SUSAN
Owner 2:	
Owner 3:	
Street 1:	14 RESERVOIR RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .273 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1998, having primarily Clapboard Exterior and 3077 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11910.000	474,800	30,800	544,100	1,049,700
Total Card	0.273	474,800	30,800	544,100	1,049,700
Total Parcel	0.273	474,800	30,800	544,100	1,049,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.20 /Parcel: 341.20

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	474,800	30800	11,910.	544,100	1,049,700		Year end	12/23/2021
2021	101	FV	457,600	30800	11,910.	544,100	1,032,500		Year End Roll	12/10/2020
2020	101	FV	457,600	30800	11,910.	544,100	1,032,500	1,032,500	Year End Roll	12/18/2019
2019	101	FV	376,000	31600	11,910.	536,300	943,900	943,900	Year End Roll	1/3/2019
2018	101	FV	376,000	31600	11,910.	412,000	819,600	819,600	Year End Roll	12/20/2017
2017	101	FV	376,000	31600	11,910.	388,700	796,300	796,300	Year End Roll	1/3/2017
2016	101	FV	376,000	31600	11,910.	357,600	765,200	765,200	Year End	1/4/2016
2015	101	FV	357,000	32200	11,910.	334,200	723,400	723,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT SUSAN	26307-278		5/10/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/1997	352	Det. Gar	20,000			G10	GR FY10	

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2009	Entry Denied	372	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
6/3/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11910		Sq. Ft.	Site		0	70.	0.65	6									544,114						544,100	

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

39648

GIS Ref

GIS Ref

Insp Date

03/06/09

!5238!

PRINT

Date	Time
12/30/21	01:51:41

LAST REV

Date	Time
06/01/17	11:01:59
ekelly	

PAT ACCT. 5238

USER DEFINED

Prior Id # 1:	39648
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.27342	Total SF/SM:	11910	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	544,114	Spl Credit		Total:	544,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.7	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	12.32	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	0.99129689
Const Adj.:	0.99989998
Adj $ / SQ:	109.032
Other Features:	84079
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541544
Depreciation:	66718
Depreciated Total:	474825

COMMENTS

SUBDIVISION 3/96 BK:25285 PG:427.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

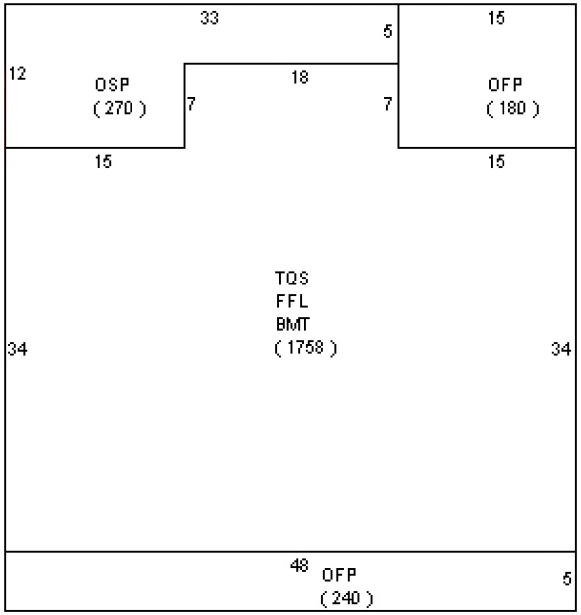
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	119.93
Special Features:	0	Val/Su Net:	85.94
Final Total:	474800	Val/Su SzAd	154.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,758	32.710	57,503
FFL	First Floor	1,758	109.030	191,678
TQS	3/4 Story	1,319	109.030	143,758
OFP	Open Porch	420	20.430	8,579
OSP	Screen Porch	270	24.870	6,715

Net Sketched Area:	5,525	Total:	408,233
Size Ad	3076.5	Gross Area	5964	FinArea	3077
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	30X40	V	GD	2004	28.19	T	9	101			30,800			30,800

More:	N	Total Yard Items:	30,800	Total Special Featues:		Total:	30,800

IMAGE

AssessPro Patriot Properties, Inc